



228 S MASSACHUSETTS AVE  
LAKELAND, FLORIDA 33801  
863.834.6011

# Memo

To: CRA Advisory Board  
From: Alis Drumgo, Interim CRA Manager  
Date: February 26, 2019  
Re: Proposed Watson Clinic Land Exchange

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The CRA owns six parcels comprising 1.08 acres. They are the remaining parcels of the twenty (20) acquired over a five-year period to assemble land for the future expansion of the medical district. Three parcels were acquired in 2010, and three were acquired in a land swap with Lakeland Regional Health (LRH) in 2013. The property is just to the north of Watson Clinic (The Clinic) and LRH. In 2017, the CRA was approached by a private developer for the acquisition of several properties in the West Lane area to be utilized for the construction of single family residences. At the time, Commissioner Jim Malless sat on the Advisory Board and recommended no sale take place without first gauging the interest of the two medical entities. The Board voted to withhold further action.

In October 2018, the CRA was approached simultaneously by representatives of both the Clinic (Timothy Campbell of Clark, Campbell, Lancaster & Munson, P.A) and LRH (Bart Allen, Peterson & Myers, P.A.). At a joint meeting, both parties expressed the desire to move forward with a proposal to modify land uses, rezone for future development and vacate easements within the boundaries of Morrell Dr., Florida Avenue, E. Crawford Ave. and Parkview Pl. Furthermore, both parties requested a summary of CRA acquisition and carrying costs for the properties as it has been customary to recapture those costs in a transaction.

CRA Staff compiled the requested documentation, and provided to Mr. Campbell and Mr. Allen. Subsequent meetings with Planning Staff confirmed the desired land use changes and a land transaction would benefit the furtherance of the medical district.

Since the aforementioned meeting, Mr. Campbell has submitted applications for the rezoning, land use modifications and easement vacates with LRH and the CRA signing off in a tri-party agreement. At the 2.19.19 Planning & Zoning Board meeting, the recommendations were adopted unanimously.

While LRH has yet to return with substantial questions or an offer, the Clinic has submitted a request for a land exchange which is requested as follows:

- The Clinic conveys property identified by parcel 242807-168300-004030 (0.23 acres), outlined in red, to the CRA; and
- The CRA conveys the property identified by parcel 242807-168300-001090 and a portion of another parcel 242807-168300-001120, outlined in yellow, (combined total of 0.23 acres) to the Clinic.

**EXHIBIT "A"**



Because the expected exchange is the same acreage, The Clinic proposes that no consideration be required for the exchange. The Clinic agrees to pay any and all costs necessary to prepare legal descriptions, order title work, draft deeds and closing documents, issue title insurance and record the executed deeds in public records.

Post transaction, the CRA's ownership in the area would be reflected below:



Staff has reviewed the request and seeks recommendation for support of the land exchange for the following reasons:

- The Redevelopment Plan has called for this type of development since adoption of the Midtown Plan in 2001 which states:
- *“The Lakeland Hills Medical Center hosts the Lakeland Regional Medical Center and Watson Clinic. The District is about 140 acres in size. The district is already the location for hospital and clinic parking, officers, specialty clinics and other support activities. The cooperation of these two medical centers on issues of mutual interest, such as parking, stormwater management, security and training, could create an activity center that work to the advantage of the City and both organizations.*
- A 2004 corridor study by Wallis Murphey Boyington Architects also highlighted the benefits of supporting the expansion of the area as a medical campus.

- The transaction allows both medical entities to masterplan for the further development of the Medical District.
- The transaction is of equal size and presumable value.
- The transaction allows for the Clinic to square off its property ownership of all properties north of the Morrell Drive & West Lane intersection.
- The transaction leaves only the CRA and LRH property owners south of the intersection and leaves the CRA to negotiate directly with LRH in a future deal.

Should this Board approve, Staff will publish disposition of the property per statute, then to proceed to The City of Lakeland Real Estate Committee for final approval.



CLARK, CAMPBELL,  
LANCASTER & MUNSON, P.A.  
— ATTORNEYS AT LAW —

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BOARD CERTIFICATIONS:

1. REAL ESTATE 2. TAX LAW  
3. CITY, COUNTY & LOCAL GOVERNMENT

December 26, 2018

Alis Drumgo, CRA Interim Manager  
Lakeland Community Redevelopment Agency  
228 South Massachusetts Avenue  
Lakeland, Florida 33801

**Transmitted by Email Only**  
[alis.drumgo@lakelandgov.net](mailto:alis.drumgo@lakelandgov.net)

**Re: Follow-Up on the Proposed Exchange of Parcels (West Lane)**

Dear Alis:

Thank you for taking the time to meet with us regarding to the above-referenced matter. We think this exchange of parcels will be in the best interest to both Watson Clinic, LLP ("Watson Clinic") and the Lakeland Community Redevelopment Agency ("LCRA"). The arrangement will allow Watson Clinic, LCRA, and Lakeland Regional Health to maintain flexibility for future planning purposes as we continue to develop and engineer the surrounding medical campuses. As a recap of our meeting, the parcel swap will consist of the following (and as reflected in Exhibit "A"):

- Watson Clinic conveys the property identified by parcel number 242807-168300-004030 (.23 acres, outlined in red in the attached Exhibit "A") to the Lakeland Community Redevelopment Agency; and
- The Lakeland Community Redevelopment Agency conveys the property identified by parcel number 242807-168300-001090 and a portion of another parcel identified by parcel number 242807-168300-00120 (a combined total of .23 acres, outlined in yellow in the attached Exhibit "A") to Watson Clinic.

As you can see, the parcels proposed for exchange are identical in acreage, and therefore, identical in value. We have communicated with Lakeland Regional Health before submitting this request, and they have advised that they have no objections to our request. They are addressing the remaining LCRA lots that are adjacent to the Lakeland Regional Health property directly with the CRA.

Watson Clinic agrees to pay the costs and fees that are necessary to prepare the parcel legal descriptions, order title work, prepare the proper deeds and closing documents, issue title insurance, and record the executed deeds in the public records. As soon as you have approved the proposed swap of parcels, we will transmit proposed deeds, legal descriptions and a title commitment to you for review and approval.

Correspondence: Lakeland Community Redevelopment Agency  
Subject: Proposed Exchange of Parcels  
Date: December 26, 2018  
Page: Two of Two

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Thank you for your attention in this matter.

Sincerely,

*Timothy F. Campbell*

Timothy F. Campbell

Attachments: Exhibit "A"

Copy: Nicole Travis, Director, CED Department (transmitted via email)  
Tim Mercier, Watson Clinic (transmitted via email)  
Mark Wilson, Kimley-Horn & Associates, Inc. (transmitted via email)



# EXHIBIT "A"

